

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: : CHAPTER 7
:
BYUNG HO KANG and : CASE NO. 23-54125-WLH
SOO J. HONG, :
:
Debtors. :

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On January 25, 2024, the Trustee sold real property of the estate known as 6495 Creekview Circle, Johns Creek, GA 30097 (“**Property**”) to Xiaojing Ye and Shuo Yang (“**Purchasers**”) for \$940,900.00 as ordered and approved by the Court on January 19, 2024 [Doc. No. 51].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchasers and has received net funds of \$478,878.24 from the sale.

Respectfully submitted this 26th day of January, 2024.

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

/s

S. Gregory Hays
Chapter 7 Trustee

Exhibit “A”

Seller's Settlement Statement



CAMPBELL & BRANNON
ACRISURE PARTNER

Settlement Date: 01/25/2024
Disbursement Date: 01/25/2024
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender: United Wholesale Mortgage, LLC
Loan Type: Conventional Uninsured
Borrower: Xiaojing Ye and Shuo Yang
 6495 Creekview Circle
 Johns Creek, GA 30097
Seller: S. Gregory Hays, as and only as Chapter 7 Trustee for the Bankruptcy Estate of Byung Ho Kang and Saera Yoo
 2964 Peachtree Road, NW
 Suite 555
 Atlanta, GA 30305
Property location: 6495 Creekview Circle
 Johns Creek, GA 30097
Tax Parcel No: 11 -1080-0385-298-3

	Debit	Seller Credit
Financial Consideration		
Sale Price of Property		940,900.00
Prorations/Adjustments		
Prorated HOA Dues \$275/mo 01/25/24 - 01/31/24		62.10
County Taxes (\$7108.97) 01/01/24 - 01/25/24	466.16	
Commissions		
Commission- Seller's Broker to Harry Norman Realtors	28,227.00	
Payoffs		
Payoff of First Mortgage Loan to Metro City Bank	425,279.35	
HOA Charges		
HOA balance to Bellmoore Park Homeowners Association, Inc.	7,551.00	
Miscellaneous Debits/Credits		
Reimbursement for cleaning to Dan Edward	415.00	
Water balance to Fulton County Water and Sewer	145.35	
Subtotals	462,083.86	940,962.10
Balance Due TO Seller	478,878.24	

CERTIFICATE OF SERVICE

I, S. Gregory Hays, certify that I am over the age of 18 and that on this date, I served a copy of the foregoing **Report of Sale** by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated and upon all the following persona or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

Byung Ho Kang
6495 Creekview Circle
Duluth, GA 30097

Saera Yoo
6495 Creekview Circle
Duluth, GA 30097

Soo J. Hong
Blevins & Hong, PC
191 Roswell St.
Marietta, GA 30060

This 26th day of January, 2024.

/s/ S. Gregory Hays
S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
2964 Peachtree Road, NW, Ste 555
Atlanta, Georgia 30305
(404) 926-0060